

## King County Major Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies ten large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these ten "Potential Annexation Areas" (PAAs). On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The ten PAAs are as follows:

**East Federal Way**

**East Renton**

**Eastgate**

**Fairwood** *(including communities of Cascade, Spring Glen, Lake Desire and Fairwood)*

**Kent Northeast**

**Kirkland** *(including communities of Juanita, Finn Hill and 0 Kingsgate)*

**Klahanie**

**Lea Hill**

**North Highline** *(including communities of White Center and Boulevard Park)*

**West Hill** *(including communities of Skyway and Bryn Mawr)*

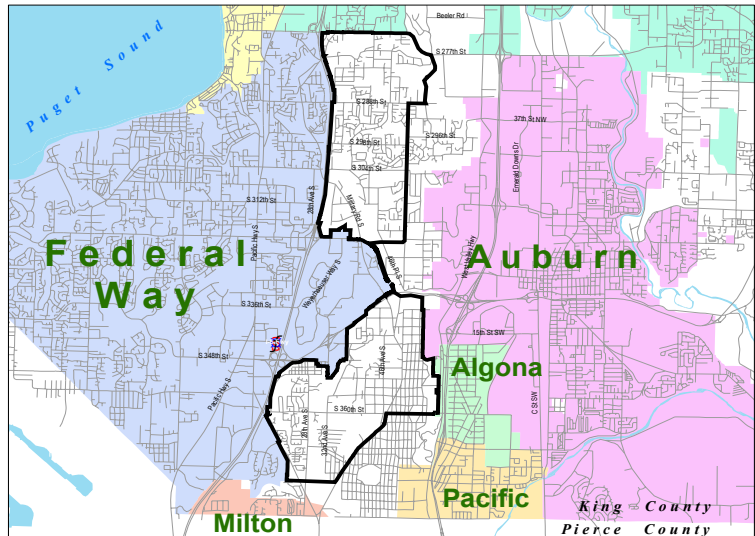
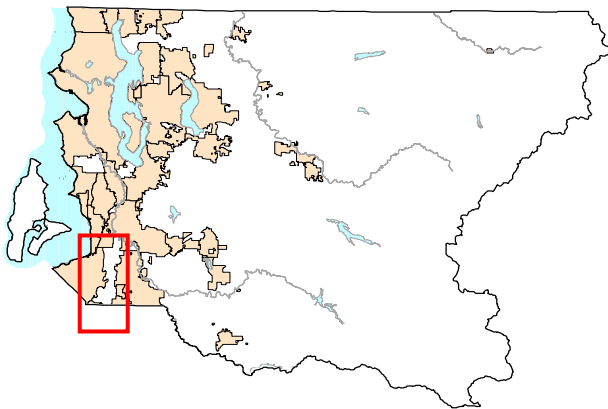
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with about 135,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 117.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

# East Federal Way Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



## QUICK FACTS

**Land Area:** 5,045.69 Acres or 7.88 Square Miles

**King County Council District:** 7

**School District:** 210 Federal Way

**Water District:** Lakehaven

**Sewer District:** Lakehaven

**Fire District:** 39

**Annexing City:** Federal Way

**Annexation Status:**

## TAX INFO

**2006 Assessed Valuation:** \$1,474 million  
'06 Uninc. Area Levy (\$1.842 per 1,000): \$2,714,707

**2005 Real Estate Sales:** \$149.4million  
Local Option REET Revenue (0.5%): \$746,795

**2005 Taxable Retail Sales:** \$54 million  
Local Option Sales Tax Rev (0.85% of 1%): \$460,568

## EMPLOYMENT

**Number of Business Units:** 177

**Year 2004 Total Jobs:** 1,215

Manufacturing: \*

Wholesale/Utilities: 32

Retail: 62

Finance/Services: 298

Government/Education: 524

Construction/Resource: 256

Source: WA Employment Security Dep't, 2004

## INCOME

**Median Household Income:** \$62,400  
**Number of Households:** 7,030

**Household by Income Category:**

0 – 80%	1,870	(27%)
80 – 140%	2,500	(35%)
140%+	2,660	(38%)

Source: 2000 US Census

## DEMOGRAPHICS

**2000 Census Population:** 20,350

**2006 Population:** 20,800

**Pop. Per Sq. Mile:** 2,640

**Median Age:** 36.1

**Age Structure:**

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

**Race Categories:**

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

## HOUSING

**Total Housing Units:** 7,180

Single Family:	6,060	(84%)
Multifamily:	620	(9%)
Mobile Homes:	500	(7%)

**Percent Homeowners:** 85%

**Average Household Size:** 2.90

**Median House Value:** \$173,300

**Median 2 Bedroom Rental:** \$890

Source: 2000 US Census

## DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 113

Single Family: 77

Multifamily: 3 / 36

**2005 Formal Plats/Lots:**

Applications: 5 / 74

Recordings: 2 / 32

**2002 Land Capacity:**

Residential In Acres: 689.82

In Units: 3,598

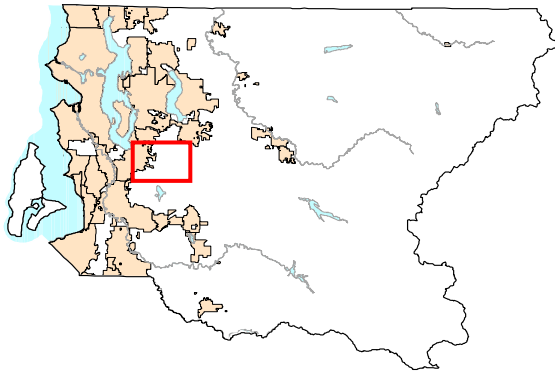
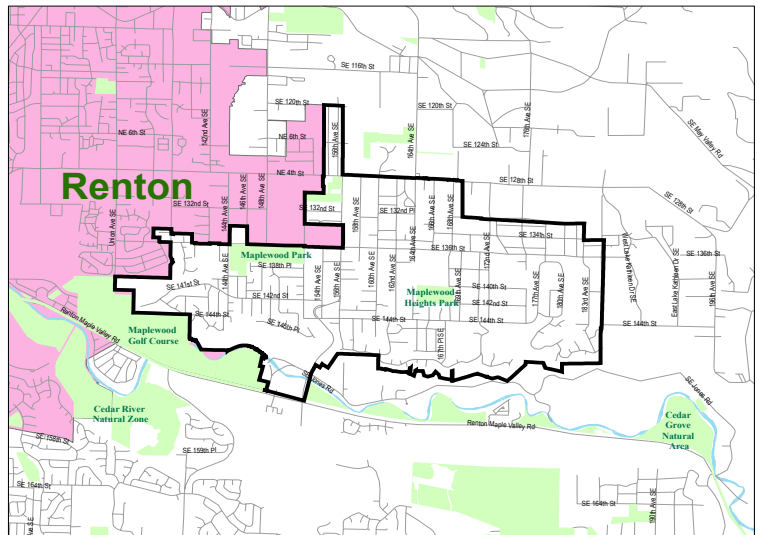
Commercial In Acres: n a

In Jobs:

# East Renton

## Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184<sup>th</sup> Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



### QUICK FACTS

**Land Area:** 2,126.25 Acres or 3.32 Square Miles

**King County Council District:** 9

**School District:** 403 Renton / 411 Issaquah

**Water District:** 90

**Sewer District:**

**Fire District:** 25

**Annexing City:** Renton

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$750 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$1,379,683

**2005 Real Estate Sales:** \$67.4 million  
 Local Option REET Revenue (0.5%): \$336,991

**2005 Taxable Retail Sales:** \$19.5 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$165,983

### EMPLOYMENT

**Number of Business Units:** 68

**Year 2004 Total Jobs:** 805  
 Manufacturing: 0  
 Wholesale/Utilities: 31  
 Retail: \*  
 Finance/Services: 99  
 Government/Education: 350  
 Construction/Resource: 255

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$65,300  
**Number of Households:** 2,600

**Household by Income Category:**  
 0 – 80% 565 (22%)  
 80 – 140% 1,050 (40%)  
 140%+ 985 (38%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 7,370  
**2006 Population:** 7,900  
**Pop. Per Sq. Mile:** 2,380

**Median Age:** 38.2

**Age Structure:**

17 and under	1,960	(26.7%)
18 – 64	4,830	(65.5%)
65 and over	580	(7.8%)

**Race Categories:**

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

### HOUSING

**Total Housing Units:** 2,650  
 Single Family: 2,430 (92%)  
 Multifamily: 50 (2%)  
 Mobile Homes: 170 (6%)

**Percent Homeowners:** 90%

**Average Household Size:** 2.80

**Median House Value:**

\$199,400

**Median 2 Bedroom Rental:** \$ 906

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 74

Single Family: 74

Multifamily: 0 / 0

**2005 Formal Plats/Lots:**

Applications: 1 / 15

Recordings: 6 / 259

**2002 Land Capacity:**

Residential In Acres: 248.35

In Units: 1,091

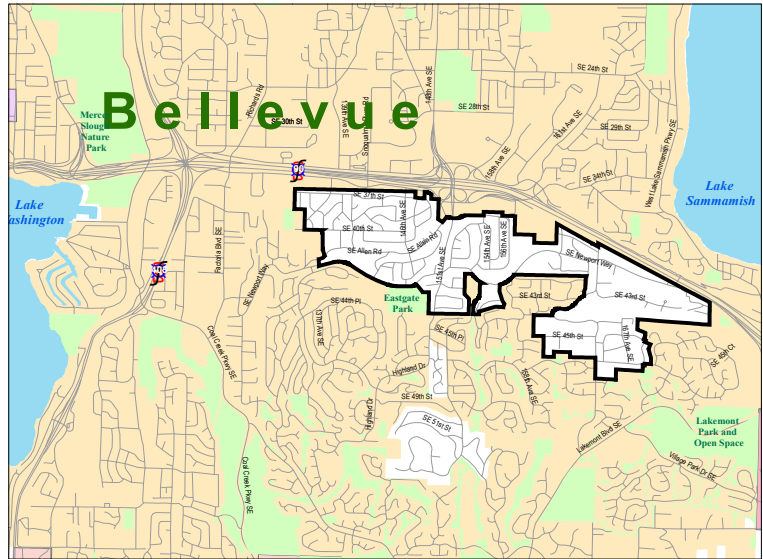
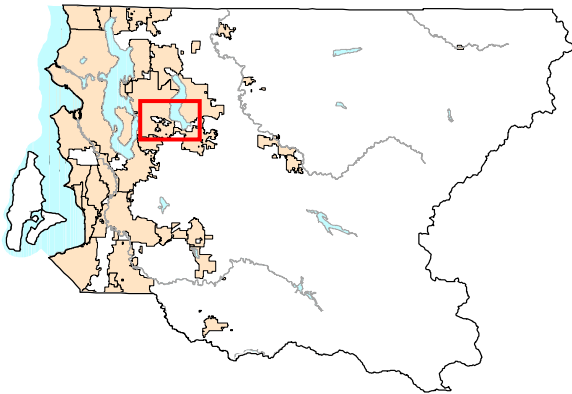
Commercial In Acres: n a

In Jobs:

# Eastgate

## Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



### QUICK FACTS

**Land Area:** 786.68 Acres or 1.23 Square Miles

**King County Council District:** 6

**School District:** 405 Bellevue / 411 Issaquah

**Water District:** Bellevue

**Sewer District:** Bellevue

**Fire District:** 14 and 10

**Annexing City:** Bellevue

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$592 million  
'06 Uninc. Area Levy (\$1.842 per 1,000): \$1,090,165

**2005 Real Estate Sales:** \$60.3 million  
Local Option REET Revenue (0.5%): \$301,464

**2005 Taxable Retail Sales:** \$13.5 million  
Local Option Sales Tax Rev (0.85% of 1%): \$114,390

### EMPLOYMENT

**Number of Business Units:** 60  
**Year 2004 Total Jobs:** 222  
Manufacturing: \*  
Wholesale/Utilities: 22  
Retail: \*  
Finance/Services: 123  
Government/Education: 23  
Construction/Resource: 49

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$65,600  
**Number of Households:** 1,710

**Household by Income Category:**

0 – 80%	385	(22.5%)
80 – 140%	640	(37.5%)
140%+	685	(40%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 4,558  
**2006 Population:** 4,700  
**Pop. Per Sq. Mile:** 3,820

**Median Age:** 37.0

**Age Structure:**

17 and under	1,088	(23.9%)
18 – 64	2,963	(65.0%)
65 and over	507	(11.1%)

**Race Categories:**

Non-hispanic White	3,682	(80.8%)
Black or African Am.:	74	( 1.6%)
Asian and Pacific Is:	457	(10.0%)
Native Am. and other:	25	( 0.5%)
Hispanic or Latino:	200	( 4.5%)
Two or more race:	120	( 2.7%)

### HOUSING

**Total Housing Units:** 1,743  
Single Family: 1,588 (91%)  
Multifamily: 155 (9%)  
Mobile Homes: 0 (0%)  
**Percent Homeowners:** 77.6%  
**Average Household Size:** 2.66  
**Median House Value:** \$222,900  
**Median 2 Bedroom Rental:** \$1,132

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 5

Single Family: 5  
Multifamily: 0 / 0

**2005 Formal Plats/Lots:**

Applications: 1 / 10  
Recordings: 1 / 8

**2002 Land Capacity:**

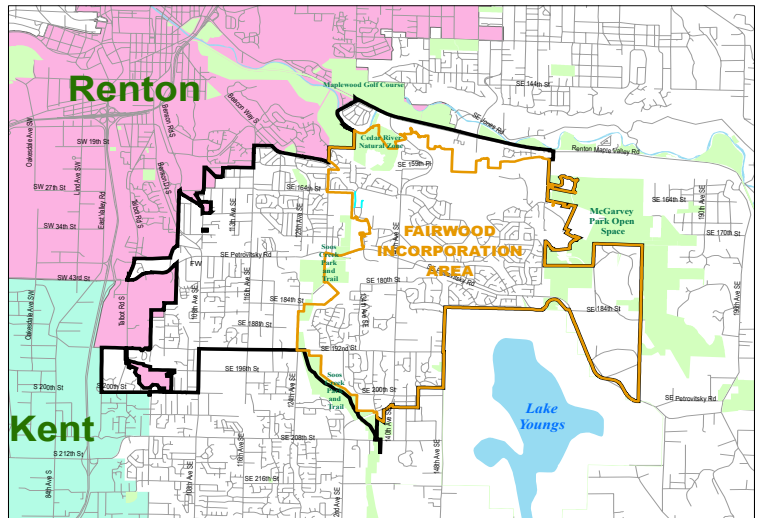
Residential In Acres: 24.15  
In Units: 100

Commercial In Acres: n a  
In Jobs:

# Fairwood

## Potential Annexation Area

The largest of the ten PAA's, Fairwood-Petrovitsky is located southeast of the City of Renton and northeast of Kent. The area is bounded by the Urban Growth Boundary on the east and Lake Youngs Watershed on the southeast. This PAA has been effectively "split" into two community areas as a result of an attempt by Fairwood residents to create a new city. The Fairwood potential incorporation is on the east side of the Fairwood PAA extending to the Urban Growth Boundary. The Benson Hill Communities are located between the City of Renton and Fairwood, and include Cascade, Cascade Vista, Renton Park, Spring Brook and Spring Glen.

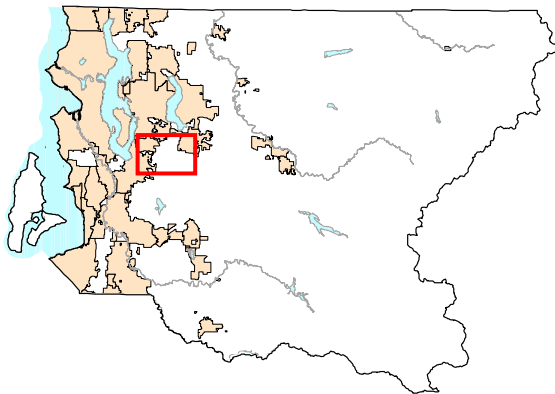


### QUICK FACTS

**Land Area:** 6,876.04 Acres or 10.74 Square Miles

**King County Council District:** 9 and 5  
**School District:** 415 Kent / 403 Renton  
**Water District:** Soos Creek, Cedar River  
**Sewer District:** Soos Creek, Cedar River  
**Fire District:** 40, 37, 25

**Annexing City:** Renton  
**Annexation Status:** Incorporation Election on Sept. 19, 2006  
**Expected Annexation Date:**



### TAX INFO

**2006 Assessed Valuation:** \$3,687 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$6,792,394

**2005 Real Estate Sales:** \$439 million  
 Local Option REET Revenue (0.5%): \$2,192,662

**2005 Taxable Retail Sales:** \$231.3 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$1,965,669

### EMPLOYMENT

**Number of Business Units:** 466

**Year 2004 Total Jobs:** 4,452  
 Manufacturing: 31  
 Wholesale/Utilities: 105  
 Retail: 751  
 Finance/Services: 2,460  
 Government/Education: 919  
 Construction/Resource: 186

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$ 58,000  
**Number of Households:** 14,630

**Household by Income Category:**  
 0 – 80% 4,920 (33.6%)  
 80 – 140% 4,640 (31.7%)  
 140%+ 5,070 (34.7%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 39,430  
**2006 Population:** 43,700  
**Pop. Per Sq. Mile:** 4,070

**Median Age:** 35.4  
**Age Structure:**  
 17 and under 10,340 (26.2%)  
 18 – 64 26,110 (66.2%)  
 65 and over 2,980 (7.6%)

**Race Categories:**  
 Non-hispanic White 28,050 (71.1%)  
 Black or African Am.: 2,350 (6.0%)  
 Asian and Pacific Is: 5,450 (13.8%)  
 Native Am. and other: 200 (0.5%)  
 Hispanic or Latino: 1,620 (4.1%)  
 Two or more race: 1,760 (4.5%)

### HOUSING

**Total Housing Units:** 15,080  
 Single Family: 10,110 (67%)  
 Multifamily: 4,370 (29%)  
 Mobile Homes: 600 (4%)

**Percent Homeowners:** 70.2%  
**Average Household Size:** 2.65  
**Median House Value:** \$ 192,800  
**Median 2 Bedroom Rental:** \$ 853

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 243  
 Single Family: 138  
 Multifamily: 4 / 105

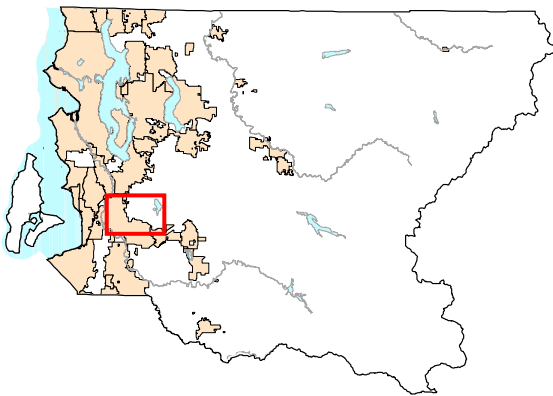
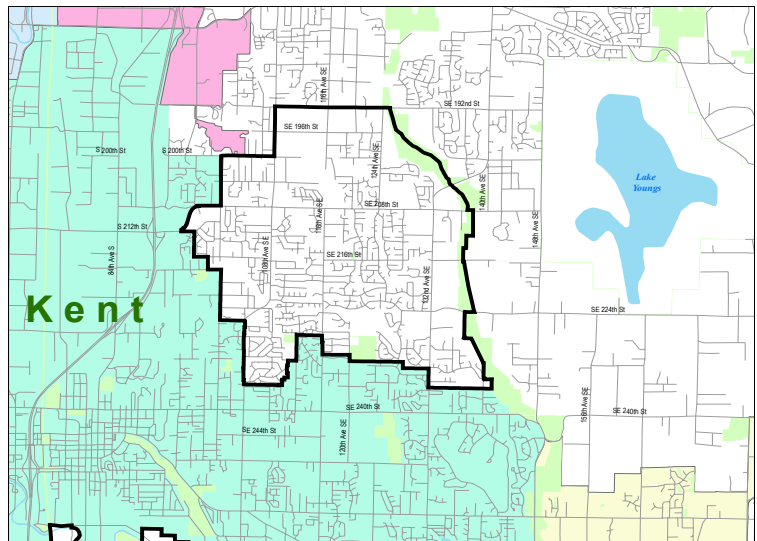
**2005 Formal Plats/Lots:**  
 Applications: 10 / 477  
 Recordings: 4 / 97

**2002 Land Capacity:**  
Residential In Acres: 604.01  
 In Units: 3,801

Commercial In Acres:  
 In Jobs:

# Kent Northeast Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



## QUICK FACTS

**Land Area:** 3,200 Acres or 5.0 Square Miles

**King County Council District:** 9 and 5

**School District:** 415 Kent

**Water District:** Soos Creek

**Sewer District:** Soos Creek

**Fire District:** 37

**Annexing City:** Kent

**Annexation Status:**

## TAX INFO

**2006 Assessed Valuation:** \$1,783 million  
'06 Uninc. Area Levy (\$1.842 per 1,000): \$3,284,401

**2005 Real Estate Sales:** \$215 million  
Local Option REET Revenue (0.5%): \$1,072,951

**2005 Taxable Retail Sales:** \$71.7 million  
Local Option Sales Tax Rev (0.85% of 1%): \$609,229

## EMPLOYMENT

**Number of Business Units:** 227

**Year 2004 Total Jobs:** 1,786

Manufacturing:	*
Wholesale/Utilities:	10
Retail:	316
Finance/Services:	629
Government/Education:	625
Construction/Resource:	122

Source: WA Employment Security Dep't, 2004

## INCOME

**Median Household Income:** \$ 65,700

**Number of Households:** 7,940

**Household by Income Category:**

0 – 80%	2,170	(27.3%)
80 – 140%	2,500	(31.5%)
140%+	3,270	(41.2%)

Source: 2000 US Census

## DEMOGRAPHICS

**2000 Census Population:** 23,555

**2006 Population:** 24,000

**Pop. Per Sq. Mile:** 4,800

**Median Age:** 34.9

**Age Structure:**

17 and under	7,130	(30.3%)
18 – 64	14,700	(62.4%)
65 and over	1,725	(7.3%)

**Race Categories:**

Non-hispanic White	16,850	(71.5%)
Black or African Am.:	1,100	(4.7%)
Asian and Pacific Is:	3,550	(15.1%)
Native Am. and other:	150	(0.6%)
Hispanic or Latino:	880	(3.7%)
Two or more race:	1,025	(4.4%)

## HOUSING

**Total Housing Units:** 8,138

Single Family:	6,440	(79.2%)
Multifamily:	1,160	(14.2%)
Mobile Homes:	540	(6.6%)

**Percent Homeowners:** 81%

**Average Household Size:** 2.97

**Median House Value:** \$ 188,000

**Median 2 Bedroom Rental:** \$ 740

Source: 2000 US Census

## DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 155

Single Family: 149

Multifamily: 1 / 6

**2005 Formal Plats/Lots:**

Applications: 3 / 61

Recordings: 6 / 235

**2002 Land Capacity:**

Residential In Acres: 306.93

In Units: 1,725

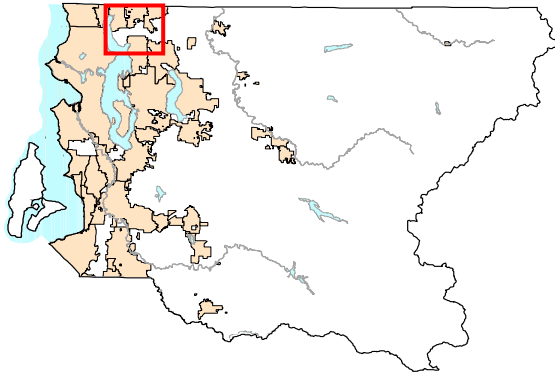
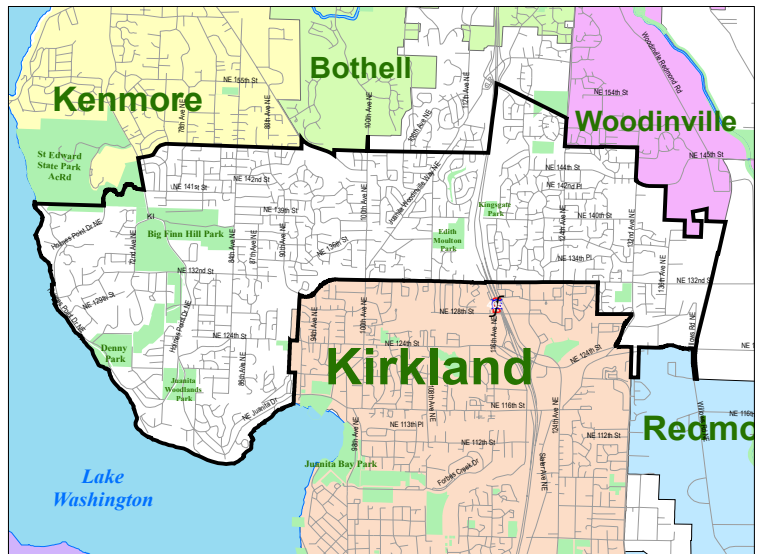
Commercial In Acres:

In Jobs:

# Kirkland

## Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



### QUICK FACTS

**Land Area:** 4,437.85 Acres or 6.94 Square Miles

**King County Council District:** 6, 1 and 3

**School District:** 414 Lake Washington / 417 Northshore

**Water District:** NE Lake Washington

**Sewer District:** Northshore

**Fire District:** 41 and Woodinville Fire District

**Annexing City:** Kirkland

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$3,920 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$7,220,096

**2005 Real Estate Sales:** \$441.5 million  
 Local Option REET Revenue (0.5%): \$2,207,706

**2005 Taxable Retail Sales:** \$145 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$1,232,100

### EMPLOYMENT

**Number of Business Units:** 483

**Year 2004 Total Jobs:** 4,053

Manufacturing:	191
Wholesale/Utilities:	358
Retail:	416
Finance/Services:	2,030
Government/Education:	539
Construction/Resource:	519

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$69,800

**Number of Households:** 11,485

**Households by Income Category:**

0 – 80%	2,665	(23%)
80 – 140%	3,690	(32%)
140%+	5,130	(45%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 31,723

**2006 Population:** 33,500

**Pop. Per Sq. Mile:** 4,830

**Median Age:** 34.9

**Age Structure:**

17 and under	8,500	(26.8%)
18 – 62	21,200	(66.9%)
65 and over	2,000	(6.3%)

**Race Categories:**

Non-hispanic White:	25,930	(81.8%)
Black or African Am.:	470	(1.5%)
Asian and Pacific Is:	2,600	(8.3%)
Native Am. and other:	150	(0.5%)
Hispanic or Latino:	1,370	(4.3%)
Two or more race:	1,170	(3.7%)

### HOUSING

**Total Housing Units:** 11,811

Single Family:	9,300	(78.7%)
Multifamily:	2,490	(21.1%)
Mobile Homes:	21	(0.2%)

**Percent Homeowners:** 76.8%

**Average Household Size:** 2.75

**Median House Value:** \$239,200

**Median 2 Bedroom Rental:** \$880

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Units:** 68

Single Family: 39

Multifamily: 2 / 29

**2005 Formal Plats/Lots:**

Applications: 4 / 108

Recordings: 1 / 6

**2002 Land Capacity:**

Residential In Acres: 152.79

In Units: 770

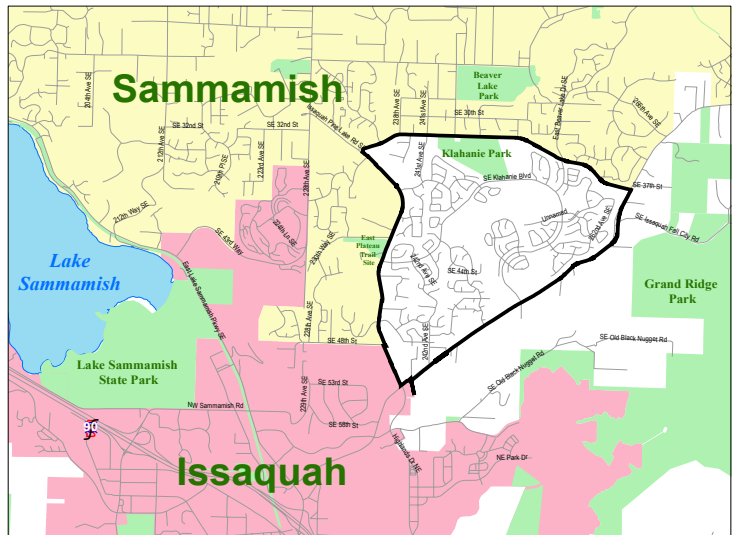
Commercial In Acres: 11.00

In Jobs: 150

# Klahanie

## Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. The City of Issaquah which has claimed the entire area as a PAA, conducted an annexation feasibility study in 2003. The Klahanie community is slated to vote on annexation in November 2005.



### QUICK FACTS

**Land Area:** 1,230.34 Acres or 1.92 Square Miles

**King County Council District:** 3

**School District:** 411 Issaquah

**Water District:** Sammamish Plateau

**Sewer District:** Sammamish Plateau

**Fire District:** 10

**Annexing City:** Issaquah

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$1,232.3 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$2,269,981

**2005 Real Estate Sales:** \$154.6 million  
 Local Option REET Revenue (0.5%): \$772,967

**2005 Taxable Retail Sales:** \$33.7 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$286,545

### DEMOGRAPHICS

**2000 Census Population:** 10,953

**2006 Population:** 11,000

**Pop. Per Sq. Mile:** 5,705

**Median Age:** 32.4

**Age Structure:**

17 and under	3,920	(35.8%)
18 – 64	6,680	(61.0%)
65 and over	350	(3.2%)

**Race Categories:**

Non-hispanic White	8,400	(76.7%)
Black or African Am.:	100	(0.9%)
Asian and Pacific Is:	1,720	(15.7%)
Native Am. and other:	50	(0.5%)
Hispanic or Latino:	320	(2.9%)
Two or more race:	360	(3.3%)

### EMPLOYMENT

**Number of Business Units:** 109

**Year 2004 Total Jobs:** 792

Manufacturing:	0
Wholesale/Utilities:	37
Retail:	151
Finance/Services:	498
Government/Education:	74
Construction/Resource:	41

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$84,700

**Number of Households:** 3,670

**Household by Income Category:**

0 – 80%	620	(16.9%)
80 – 140%	860	(23.3%)
140%+	2,190	(59.7%)

Source: 2000 US Census

### HOUSING

**Total Housing Units:** 3,797

Single Family:	2,900	(76.3%)
Multifamily:	890	(23.4%)
Mobile Homes:	10	(0.3%)

**Percent Homeowners:** 77.6%

**Average Household Size:** 2.99

**Median House Value:** \$ 303,500

**Median 2 Bedroom Rental:** \$ 1,235

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 1

Single Family: 1

Multifamily: 0 / 0

**2005 Formal Plats/Lots:**

Applications: 0 / 0

Recordings: 0 / 0

**2002 Land Capacity:**

Residential In Acres: 38.90

In Units: 326

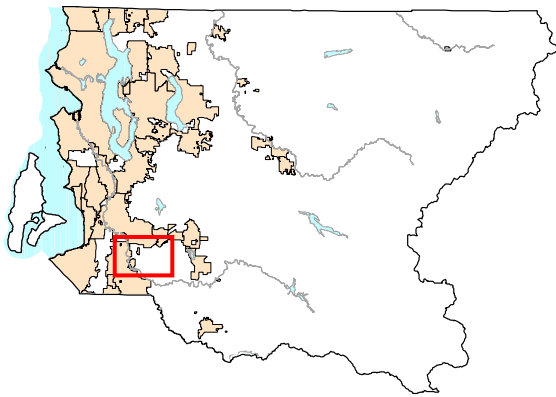
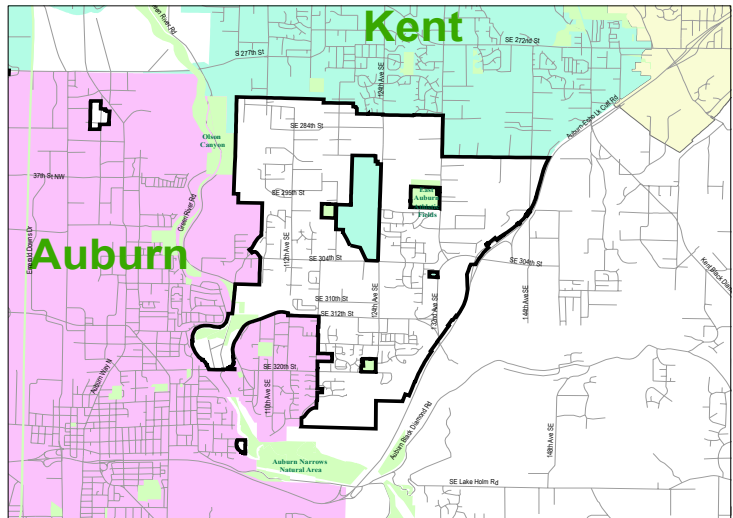
Commercial In Acres:

In Jobs:

# Lea Hill

## Potential Annexation Area

Lea Hill is located directly east of the City of Auburn and south of the City of Kent. The City of Auburn annexed a portion of Lea Hill in March 2000 which brought an additional 2,700 persons into the city. Although Auburn completed an annexation feasibility study in early 2003, it is unclear as to when the City will resume annexation of this area.



### QUICK FACTS

**Land Area:** 2,766.87 Acres or 4.32 Square Miles

**King County Council District:** 7

**School District:** 408 Auburn / 415 Kent

**Water District:** Auburn

**Sewer District:** Auburn

**Fire District:** 44 and 37

**Annexing City:** Auburn

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$816 million  
'06 Uninc. Area Levy (\$1.842 per 1,000): \$1,502,779

**2005 Real Estate Sales:** \$127 million  
Local Option REET Revenue (0.5%): \$635,269

**2005 Taxable Retail Sales:** \$31.6 million  
Local Option Sales Tax Rev (0.85% of 1%): \$268,644

### EMPLOYMENT

**Number of Business Units:** 59

**Year 2004 Total Jobs:** 1,341  
Manufacturing: \*  
Wholesale/Utilities: 29  
Retail: \*  
Finance/Services: 78  
Government/Education: 1,077  
Construction/Resource: 138

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$65,700

**Number of Households:** 2,705

**Household by Income Category:**

0 – 80%	715	(26.5%)
80 – 140%	880	(32.5%)
140%+	1,110	(41%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 8,171

**2006 Population:** 10,400

**Pop. Per Sq. Mile:** 2,410

**Median Age:** 32.6

**Age Structure:**

17 and under	2,575	(31.5%)
18 – 64	5,160	(63.2%)
65 and over	435	(5.3%)

**Race Categories:**

Non-hispanic White	6,820	(83.5%)
Black or African Am.:	180	(2.2%)
Asian and Pacific Is:	370	(4.6%)
Native Am. and other:	70	(0.9%)
Hispanic or Latino:	400	(4.9%)
Two or more race:	330	(4.0%)

### HOUSING

**Total Housing Units:** 2,794

Single Family:	2,054	(73.5%)
Multifamily:	485	(17.4%)
Mobile Homes:	255	(9.1%)

**Percent Homeowners:** 80 %  
**Average Household Size:** 2.98  
**Median House Value:** \$ 210,800  
**Median 2 Bedroom Rental:** \$ 814

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 137

Single Family: 115

Multifamily: 2 / 22

**2005 Formal Plats/Lots:**

Applications: 1 / 31

Recordings: 7 / 182

**2002 Land Capacity:**

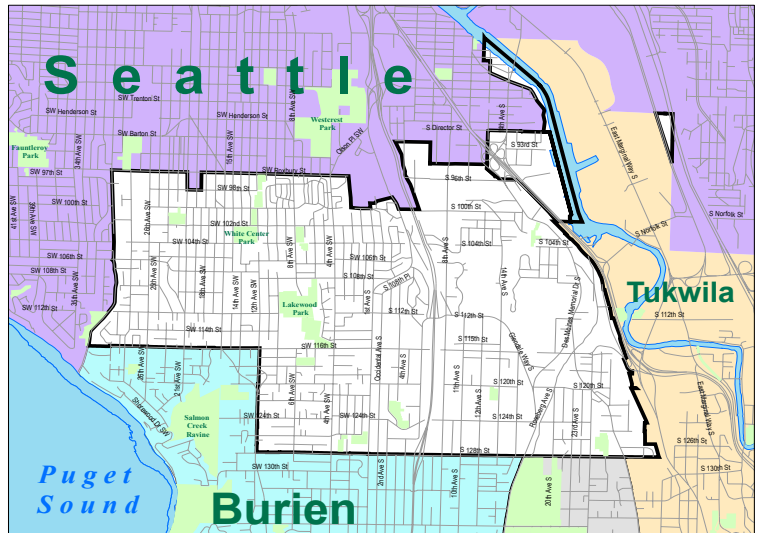
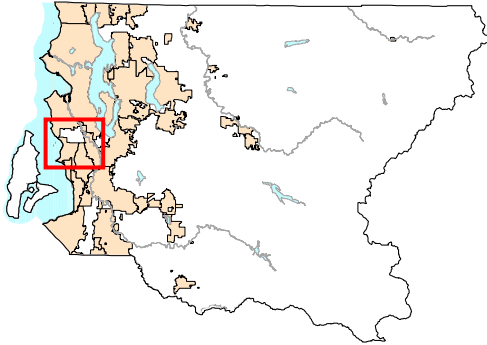
Residential In Acres: 417.75  
In Units: 1,674

Commercial In Acres:  
In Jobs:

# North Highline

## Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116<sup>th</sup> Street) of the community. Although there has been some interest in this area, none of the adjacent cities of Burien, Seattle, Tukwila or SeaTac currently claim any portion of this community as a potential annexation area.



### QUICK FACTS

**Land Area:** 3,956.96 Acres or 6.18 Square Miles

**King County Council District:** 8

**School District:** 401 Highline / 1 Seattle

**Water District:** Seattle, 45, 20

**Sewer District:** SW Suburban, Val Vue

**Fire District:** North Highline

**Annexing City:** Unclaimed by any adjacent city

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$2,157 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$3,972,785

**2005 Real Estate Sales:** \$213 million  
 Local Option REET Revenue (0.5%): \$1,064,791

**2005 Taxable Retail Sales:** \$178 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$1,512,479

### EMPLOYMENT

**Number of Business Units:** 629

**Year 2004 Total Jobs:** 5,726  
 Manufacturing: 815  
 Wholesale/Utilities: 1,097  
 Retail: 637  
 Finance/Services: 1,978  
 Government/Education: 731  
 Construction/Resource: 468

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$39,950  
**Number of Households:** 11,930

**Households by Income Category:**  
 0 – 80% 6,310 (53%)  
 80 – 140% 3,620 (30%)  
 140%+ 2,000 (17%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 32,035  
**2006 Population:** 33,300  
**Pop. Per Sq. Mile:** 5,390

**Median Age:** 33.4

**Age Structure:**

17 and under 8,460 (26.4%)  
 18 – 64 20,525 (64.1%)  
 65 and over 3,050 (9.5%)

**Race Categories:**

Non-hispanic White: 17,000 (53%)  
 Black or African Am.: 2,100 (7%)  
 Asian and Pacific Is: 6,300 (20%)  
 Native Am. and other: 500 (1%)  
 Hispanic or Latino: 4,200 (13%)  
 Two or more race: 1,900 (6%)

### HOUSING

**Total Housing Units:** 12,330  
 Single Family: 8,030 (65%)  
 Multifamily: 4,070 (33%)  
 Mobile Homes: 230 (2%)

**Percent Homeowners:** 54.2%  
**Average Household Size:** 2.68  
**Median House Value:** \$149,400  
**Median 2 Bedroom Rental:** \$640

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 149

Single Family: 37  
 Multifamily: 4 / 112

**2005 Formal Plats/Lots:**

Applications: 0 / 0  
 Recordings: 1 / 183

**2002 Land Capacity:**

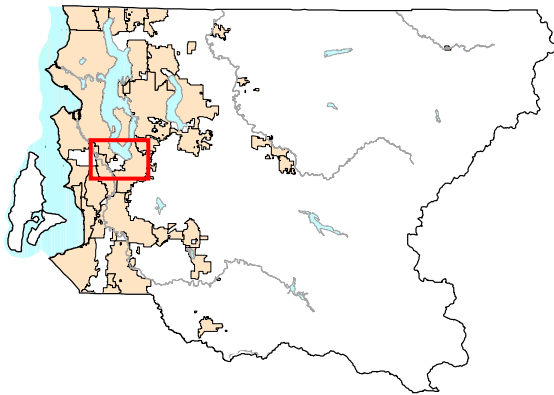
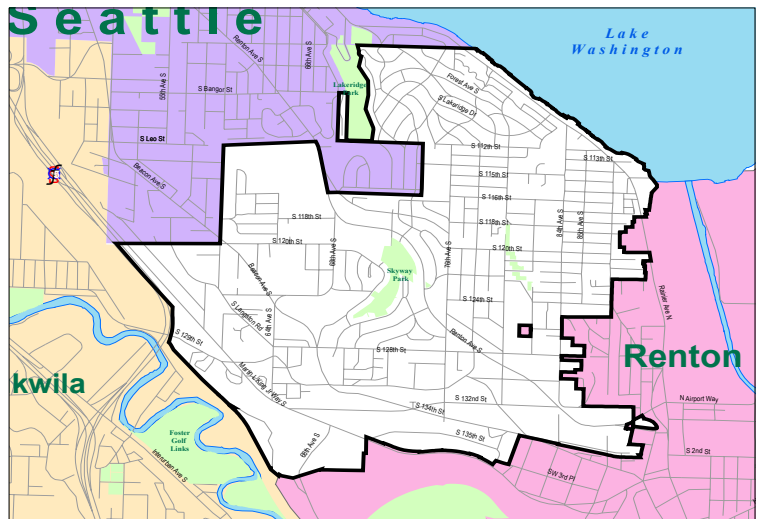
Residential In Acres: 149.22  
 In Units: 1,276

Commercial In Acres: 116.97  
 In Jobs: 1,544

# West Hill

## Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



### QUICK FACTS

**Land Area:** 1,958.08 Acres or 3.06 Square Miles

**King County Council District:** 2, 8 and 5

**School District:** 403 Renton

**Water District:** Bryn Mawr, Skyway

**Sewer District:** Bryn Mawr, Skyway

**Fire District:** 20

**Annexing City:** Unclaimed by any adjacent city

**Annexation Status:**

### TAX INFO

**2006 Assessed Valuation:** \$1,271.3 million  
 '06 Uninc. Area Levy (\$1.842 per 1,000): \$2,341,747

**2005 Real Estate Sales:** \$130 million  
 Local Option REET Revenue (0.5%): \$649,264

**2005 Taxable Retail Sales:** \$46 million  
 Local Option Sales Tax Rev (0.85% of 1%): \$396,160

### EMPLOYMENT

**Number of Business Units:** 145

**Year 2004 Total Jobs:** 1,132

Manufacturing:	*
Wholesale/Utilities:	35
Retail:	86
Finance/Services:	461
Government/Education:	339
Construction/Resource:	127

Source: WA Employment Security Dep't, 2004

### INCOME

**Median Household Income:** \$47,385  
**Number of Households:** 5,570

**Household by Income Category:**

0 – 80%	2,430	(44%)
80 – 140%	1,810	(32%)
140%+	1,330	(24%)

Source: 2000 US Census

### DEMOGRAPHICS

**2000 Census Population:** 13,977

**2006 Population:** 14,600

**Pop. Per Sq. Mile:** 4,770

**Median Age:** 38.0

**Age Structure:**

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

**Race Categories:**

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

### HOUSING

**Total Housing Units:** 5,780

Single Family:	4,190	(72.5%)
Multifamily:	1,390	(24%)
Mobile Homes:	200	(3.5%)

**Percent Homeowners:** 66.7%

**Average Household Size:** 2.50

**Median House Value:** \$181,400

**Median 2 Bedroom Rental:** \$742

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

**2005 New Residential Permits:** 73

Single Family: 43

Multifamily: 2 / 30

**2005 Formal Plats/Lots:**

Applications: 1 / 31

Recordings: 0 / 0

**2002 Land Capacity:**

Residential In Acres: 167.04

In Units: 1,913

Commercial In Acres: n a

In Jobs:

## Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 116.

## TAX INFO

### 2006 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2003  
unincorporated area road levy @ \$1.842 per \$1,000.

### 2005 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totaling 0.5% of sales price

### 2005 Taxable Retail Sales:

estimated local option sales tax revenue @ 0.85% of 1.0% of taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

**Source:** King County Office of Management and Budget

For further information see [www.metrokc.gov/budget/revenue/](http://www.metrokc.gov/budget/revenue/)

## QUICK FACTS

**Land Area Source:** King County GIS Center and King County Office of Management and Budget.

## EMPLOYMENT

**Source:** WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2004.

### Year 2004 Total Covered Jobs & Establishments:

Manufacturing  
Wholesale/Utilities/Transportation  
Retail  
Finance/Services  
Government / Education  
Agric, Forest, Fishing, Construction

## INCOME

**Source:** US Census 2000.

Household Income in 1999 reported in 2000

### Households by Income Category:

0 – 80% Low / mod. Income < \$42,500  
80 – 140% Middle income households  
140%+ Upper middle / upper > \$75,000

## DEMOGRAPHICS

**Source:** US Census 2000.  
Via US Census Bureau website,  
[www.census.gov](http://www.census.gov).  
2006 Population: OMB

### Race Categories:

Race numbers are approximate and may not add exactly to area total.  
Persons of Hispanic Origin can be of any race.

Non-hispanic White  
Black or African American  
Asian and Pacific Islander  
Native American and other  
*Hispanic or Latino*  
*Two or more races, not counted above.*

## HOUSING

**Source:** US Census 2000.

### Total Housing Units

Single Family includes townhouses  
Multifamily includes ap'ts, condos  
Mobile Homes includes other units

**Percent Homeowners:** % of occupied units.

**Average Household Size**

**Median House Value** owner occupied

**Median Rent** including utilities

## DEVELOPMENT ACTIVITY

### 2005 Total New Residential Units

Source: KC DDES building permits

### 2005 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget  
Growth Information Team

### 2001 Land Capacity:

**Source:** KC Buildable Lands Evaluation Report 2002. Urban areas only.

Residential In Acres of vacant and potentially redevelopable land parcels;  
In Units that can be accommodated.

Commercial In Acres of vacant, redev.  
In Jobs that can be accommodated.

Note: some of job capacity is in projects not counted in vacant commercial acreage.